

APPLICATION NO.	P23/V0865/RM
SITE	Land south of Civic Square Crab Hill Wantage, OX12 7GS
PARISH	WANTAGE
PROPOSAL	Approval of Reserved Matters (all matters) for a new community hub, secure outdoor spaces, associated landscaping and car parking pursuant to planning permission ref: P21/V2544/FUL; along with details to discharge conditions 8, 17, 19, 20, 21, 24, 31, 33, 34, 35, 38 and 53 of P21/V2544/FUL. (As amended by plan received 02 May 2023).
WARD MEMBER(S)	Andy Crawford Patrick O'Leary
APPLICANT	The Crab Hill Partnership, St Modwen, Thomas Homes, and the Oxfordshire Community Churches
OFFICER	Stuart Walker

RECOMMENDATION

To approve the Reserved Matters, subject to the following:

Condition

- 1. Approved plans**
- 2. Notwithstanding any details shown on the approved plans, external lighting details to be agreed prior to occupation**
- 3. The car parking within the site shall be provided in accordance with the approved plans prior to first occupation and shall be managed in accordance with the Kingsgrove Community Hub Parking Strategy, dated March 2023**
- 4. Cycle parking within the site shall be provided in accordance with the approved plans prior to first occupation**

Informative

- 1. Details pursuant to conditions 8, 17, 19, 20, 21, 24, 28, 31, 33, 35, 38 and 53 of outline planning permission P21/V2544/FUL are agreed for this phase through the approval of the Reserved Matters application**
- 2. The applicant is reminded of the obligation of compliance with the relevant conditions on the outline application that apply to this phase (e.g., CEMP & LEMP implementation, noise mitigation measures and tree protection)**

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application comes to Planning Committee as Wantage Town Council object to the proposal.**

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1.2 The application seeks Reserved Matters approval of layout, scale, appearance, access, and landscaping for the community building on the Crab Hill strategic site. It proposes a new two storey community hub of contemporary design comprising:

- A double height main hall (350 seated capacity) available for public events, productions, and private functions.
- Café and glazed reception space, arranged over two floors, overlooking, and linking to the existing public square to the north and linking to south facing terraces.
- Enclosed gardens, looking toward the public park to the east.
- Mid-sized function room with flexible moving wall partitions to allow for smaller functions on the ground floor.
- Community rooms and meeting spaces on the first floor.
- Flexible shared co-working office / enterprise hub for remote working, hot desking, and other meetings on the first floor.
- Building fabric and construction to meet net zero standard for operational energy demands and inclusion of solar PV panels.
- Management and welfare facilities, including unisex toilets, accessible WCs, baby changing space and adult changing place facilities.

A location plan is **attached** at Appendix 1. The application also seeks to partially discharge numerous outline conditions (where relevant to the care home proposal).

1.3 The principles for the location and character of the community hub were established through the outline planning application and the proposed development has been designed and developed to accord with the approved masterplan, site wide strategy and design guidance documents. The proposal has been amended to correct the red line of the application site. All plans and supporting documents accompanying the application are available to view online at www.whitehorsedc.gov.uk. The layout plan and elevations are **attached** at Appendix 2.

2.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

A summary of the responses received is set out below. Comments made can be viewed in full online at www.whitehorsedc.gov.uk.

Wantage Town Council	<p>Objection: While broadly supportive of a community hub there are a few items that Wantage Town Council feel need to be addressed.</p> <ul style="list-style-type: none">• Parking:<ul style="list-style-type: none">- Concerns about the limited parking spaces for the community hub and the options for additional parking. We would request a formal agreement is sought by the applicant for shared parking with other managers and stake holders of available car parking spaces to be used during large events or
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	<p>explore alternative options for extra parking with the site developer.</p> <ul style="list-style-type: none">- The concerns regarding lack of parking mean the Council are worried that there will be irresponsible parking and therefore an impact on the development's residents. Concerns about only having one disabled parking space for a hall with a capacity of 350 people.- Worries about the road and parking design's safety, as the parking area straddles the road, potentially leading to pedestrians crossing at inappropriate points.- We would request information on the parking standard for community centres. Other councils have expectations, such as Hertfordshire County Council, which considers 1 space per 9m gross floor area plus 1 space per full-time staff member or equivalent to be appropriate.- The parking strategy should be looked at for accuracy as the Town Council is of the belief the distance from the town centre is approximately 30 minutes and not the time stated. <ul style="list-style-type: none">• Lighting:<ul style="list-style-type: none">- Concern about the arrangements for the lighting at night. The scheme doesn't look to provide illumination at an appropriate height and strength to ensure the area feels safe at night. Therefore, we support the concerns raised by the Crime Prevention Design Officer regarding the visual appearance and ambiance of the place.• Cycling Provision:<ul style="list-style-type: none">- The provision for cycle parking is unclear. We request that the cycle parking is located such that it is overlooked by an area of the centre that is most usually populated to help reduce the likelihood of bike thefts.• Landscaping:<ul style="list-style-type: none">- Note the lack of soft landscaping and planting on the south side of the road.• Noise late at night:<ul style="list-style-type: none">- The Council is concerned that when events are put on late at night that there will be disturbance to residents as users of the centre leave. We would ask that the Environmental Protection Team look at our concerns to consider if we have a material concern and if there should be some sensible conditions that would help manage these concerns.
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Residents	<p>20 letters of support and six letters of objection have been received.</p> <p>Comments in support can be summarised as:</p> <ul style="list-style-type: none">• It is great that a facility is being built to support the needs of the community - Kingsgrove, Wantage and Grove and the wider Vale of White Horse. It will be a great focus point for the community.• The overall concept and design are well thought through, providing a venue for concerts, weddings, small conferences, and a local church. The layout works well and should suit the wide variety of users likely to use the building. It ties in well with the outdoor spaces. The idea of having office space is novel and supports small businesses.• The availability of different sized rooms for community use would hopefully encourage physiotherapy and counselling type services which would avoid journeys into Wantage town centre, or through Wantage.• Support the carbon neutral design.• I live in nearby East Hendred and can see this hub being a brilliant community resource for meeting for coffee as a cycling and walking destination via the Ridgeway.• The hub is likely to promote community cohesion being near to the primary school and other local planned community development.• The combination of cafe, flexible working space and rooms of varying size will allow many community services to be hosted and for interaction of many different groups of people that would not otherwise meet, and which will help the community grow across Wantage and Grove in general and the Kingsgrove development.• It is my view that there is plenty of available parking within the community, with approved use of the school car park for events, the ability for locals to walk and a great regular bus link. With the bus stop being right outside the hub. Also cycle lanes available and link paths from wantage town and surrounding areas. As a community we want and need these extra facilities. It is crucial to bringing a new and diverse community together.• As the Kingsgrove development grows more infrastructure of this type is vital for the use of residents. Currently there isn't a community building that the residents can use to socialise, to hold events, for use of clubs and other small activity
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	<p>groups and residents need to travel to other village halls and community buildings.</p> <p>Letters of objection can be summarised as:</p> <ul style="list-style-type: none">• This hall has a capacity 350 people but only 22 carparking spaces have been provided. The impact of this will be excess parking spilling out onto the surrounding streets leading to congestion and potentially becoming dangerous to pedestrians.• We already have vehicles parked on pavements around the estate, a building like this will attract people from Wantage and Grove - whether that's for a private function such as a birthday party, or for a playgroup, keep fit class etc - there is a risk visitors will park on residential pavements.• I don t think this is an asset to the community, it will bring unnecessary traffic, be empty most of the time and I don t think that the church should be there.
Wantage and Grove Campaign Group	<p>Objection:</p> <ul style="list-style-type: none">• Although we welcome the addition of a community hub for the Kingsgrove development, we are concerned about the way this might separate the Kingsgrove residents from the rest of Wantage.• People from Wantage will not find it easy to use the hub when it is (according to Google) a 32minute walk from the centre of Wantage - even though the parking statement suggests that "There are various footpath links to central Wantage, which is a 15-20minute walk".• Parking facilities at the hub are limited to 22 dedicated cars with the total number of spaces listed in the statement (157) being available for any other use in the community.• The document in the application states that: "The KCH event organiser will, when responding to enquiries for the use of the community centre, assess whether the proposed user is appropriate in terms of the event they want to hold. Events open to the public for example, which the organiser has little or no control over how people travel to the building may be seen as inappropriate."• In addition, it states that the large events will fall into two categories. "Those where the building is let to external users and secondly regular Sunday services for Wantage Community Church. Large events where the building is let to external users will be relatively infrequent. Many of the lettings will require the issuing of a Temporary Events Licence by the local authority."

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	<ul style="list-style-type: none"> Where a large amount of developer contributions has been dedicated to a resource which will only be used for large events "infrequently", this does not seem to be a good use of money either for the residents of Kingsgrove or for the wider community.
<p>Oxfordshire County Council - Transport</p>	<p>No objection:</p> <ul style="list-style-type: none"> The applicant has provided additional information through correspondence attempting to alleviate concerns regarding car and cycle parking provision. <p><i>Car Parking Provision</i></p> <ul style="list-style-type: none"> Despite the proposals seeking a mixed-use facility, the Local Planning Authority have confirmed that the Community Hub would fall under Use Class F.2 which requires 1 space per 30sqm of public floor area. The applicant confirms that the public floor area is to measure 1037.6sqm which would require a maximum provision of 35 spaces. Although the proposals seek 22 spaces to serve the community hub, when incorporating the 12 car parking spaces available from the public square (which will be shared), provides a total of 34 spaces. The County Highway Authority is satisfied with this level of provision which also ensures the that the aims of the Local Transport and Connectivity Plan are not undermined. The applicant further confirms that as part of the development brief for the wider site (approved under ref, P18/V0385/DIS), 67 spaces were to be shared between the care home (34 spaces) and the community hub (22 spaces). The number of car parking spaces proposed therefore accords with that of the development brief. Whilst the community hub will predominately serve the wider Crab Hill development, the applicant acknowledges that on occasions where there may be more car uses because of church events, weddings etc, that a shared parking strategy is to be implemented with other non-residential facilities in the surrounding area. The Local Planning Authority have confirmed that the shared parking strategy can be secured and managed by way of a suitable planning condition. <p><i>Cycle Parking Provision</i></p> <ul style="list-style-type: none"> The applicant confirms that the level of provision has been based on Use Class F.2 which requires 1 space per 50sqm for staff and customers. The community building is therefore required to provide 25 cycle

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	<p>parking spaces. The submissions indicate 5 stands (10 spaces) within the site area with 6 stands (12 spaces) immediately to the north in the public square. Although this totals 22 spaces which is a minor shortfall in cycle parking, the applicant confirms that a further 5 stands (10 spaces) are proposed to be provided and that this will be shown on an amended drawing.</p> <p><i>Summary</i></p> <ul style="list-style-type: none"> • Mindful of the above, the additional information received is sufficient and for this reason the County Highway Authority formally withdraws its objection. <p>Holding objection:</p> <ul style="list-style-type: none"> • Further information on parking required.
Oxfordshire County Council – Lead Local Flood Authority	<p>Holding objection:</p> <ul style="list-style-type: none"> • Further information required to discharge outline conditions.
Drainage Engineer	<p>No objection:</p> <ul style="list-style-type: none"> • The proposed drainage strategy is considered appropriate and ties in with the wider site infrastructure requirements.
Thames Water	No comment to make.
Air Quality Officer	No objection.
Environmental Health – Contamination	No observations to make.
Environmental Health – Protection	<p>No objection, subject to condition:</p> <ul style="list-style-type: none"> • The noise assessment submitted in support of the application concludes it is feasible to mitigate noise effectively. No objection subject to a detailed scheme of noise mitigation being submitted once this detail is finalised. (<i>There are conditions on the outline consent requiring this</i>).
Environmental Health – Food Safety Team	No observations to make.
Landscape Architect	<p>No objection, subject to condition:</p> <ul style="list-style-type: none"> • Most of the proposals are acceptable, but the lighting design should be revised. This could be done under Condition if required as it will not alter the layout or footprint of the scheme.

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	<ul style="list-style-type: none"> • The proposed planting details are acceptable, the standard implementation condition is required. • Lighting should be looked at in conjunction with the adjacent street, square and parking lighting, with the existing level of lighting levels used to inform the lighting requirements of the Community Building spaces. Bollard lighting is not usually encouraged, as the way it light spaces does not aid facial recognition; however, bollard lighting has been used in the square car parking, this is a robust style of bollard lighting, and the same specification of the bollards should be used in the Community Centre scheme rather than a different type of bollard. • A considerable number of bollard lights are proposed. Using column lighting or lighting on the buildings in association with the existing lighting features may create a better lit area, being more robust with less clutter. The existing lighting in the square is a strong design feature and the lighting for the spill out area of the Community Centre should build on these more bespoke lighting design features.
Forestry Officer	<p>No objection, subject to tree protection condition. <i>(There is a condition on the outline consent requiring this)</i></p>
Urban Design Officer	<p>No objection:</p> <ul style="list-style-type: none"> • The scheme conforms to the principles of the site-wide design code and relevant design policies from an architectural and urban design perspective.
Thames Valley Police – Crime Prevention Officer	<p>No objection:</p> <ul style="list-style-type: none"> • Recommend all doors and windows should be specified to accord with requirements of Secured by Design commercial 2015, all ground floor glazing is laminated glass to BS EN36:2000 Glass in building and security glazing is resistant to manual attack to P1a standard. • Recommend an external post box to protect against arson attacks. • Recommend CCTV surveillance and alarm system is installed on site, together with a zoned access control system to allow specific areas of the building to be secured when not in use. • Request lighting is amended. • Recommend hostile vehicle mitigation measures are considered. • Recommend bin stores are robustly secured and cycle parking is moved closer to the building for surveillance with CCTV for the building extended to cover these areas.

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Oxfordshire County Council – Archaeology	No objection.
Equalities Officer	<p>Comment:</p> <ul style="list-style-type: none"> • From the drawings it looks like the doors/windows will all be the same colour along with railings. Could consideration be given to contrasting colours for the entrance doors. Having everything the same colour can make it very difficult for people with visual impairments to distinguish entrances. • Regarding blue badge parking it is not clear how many spaces there will be, the recommendation is at least 6%. • How accessible is the access to the seating area/pergola area for someone with limited walking ability, and will the pathway wide enough for a wheelchair/mobility scooter?
Infrastructure Implementation and Funding Team	<p>No objection:</p> <ul style="list-style-type: none"> • The provision of a community facility was secured through the S106 agreement and the principle of delivering this facility is supported. • It is important that the community and other local stakeholders have a voice in decisions taken regarding the use of the building to ensure that the hub is developed as a true community facility, open and welcoming to all. We note that a new and separate non-faith Charity has been set up to operate and maintain the community building, however, the promotional material currently available for ‘The Hub’ sets out a vision for a venue which has “at its heart a vibrant praying community of faith”. It is important that the building is truly inclusive and operated for the benefit of the whole community, those of all faiths and none. Any lease agreement should underpin the fully inclusive community use of the building for the benefit of all residents. <i>(Officer Note: These are not matters for consideration in this Reserved Matters application and have previously been assessed as part of the discharge of S106 obligations).</i>

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P22/V2412/PEM](#) - Advice provided (10/11/2022)

Reserved matters application of a community building at Crab Hill.

[P19/V2997/MPO](#) - Approved (12/05/2022)

Modification to the s.106 in respect of the development at Crab Hill as approved under permission P19/V1269/FUL for review and agreement.

[P21/V2544/FUL](#) - Approved (14/01/2022)

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Variation of condition 1 (Specified Layout & Form) in application P19/V1269/FUL. There is a need to change the parameter plans and thus condition 1 is required to be amended.

[P21/V3175/FUL](#) - Approved (17/12/2021)

Erection of temporary unit to contain a café, alongside associated outdoor seating area for a temporary period from 01 February 2022 until 01 March 2024

[P19/V3181/RM](#) - Approved (03/07/2020)

Erection of sub-station south of community building and associated access road, landscaping around WELR roundabout on A417 and balancing pond on western and northern boundary and partial discharge of conditions 8 and 17 (CEMP), 8 and 31 (LEMP), 21 (Landscape details), 23 (Tree Protection), 24 (Landscape Maintenance), 33 (contamination in respect of the western balancing pond only), 37 (Surface water drainage), 38 (Surface water drainage) and 45 and 48 (highway design) of permission ref. P19/V1269/FUL in relation to these works.

[P19/V1269/FUL](#) - Approved (22/08/2019)

Variation of conditions 1 (approved plans), 7 (Housing Delivery Document), and 17 (phasing plan) of planning permission P17/V0652/FUL

[P18/V2787/RM](#) - Approved (28/02/2019)

Reserved Matters application for infrastructure works including internal roads, car parking, landscaping of open spaces and the civic square. As amended by plans received 28 January 2019. As amended by plans received 6 February 2019.

[P17/V3248/RM](#) - Approved (02/05/2018)

Reserved Matters application for infrastructure works including ground levelling, internal access road, service diversions and landscaping (as amended by plans and information received 20 March 2018).

[P17/V0652/FUL](#) - Approved (27/11/2017)

Variation of Conditions 1 (amended parameter plans), 33 (additional land to be included within the Archaeological Written Scheme of Investigation) and 52 (vehicle access) of Planning Permission P13/V1764/O (as amended by letter received 23 March 2017).

[P13/V1764/O](#) - Approved (13/07/2015)

Outline application for residential development of up to 1500 dwellings including new employment space (use class B1), a neighbourhood centre/community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A417 Reading Road. Provision of a strategic link road between the A417 and the A338 Road to be known as the Wantage Eastern Link Road (WELR). All matters reserved except means of access to the development and the WELR.

Additional information received as amplified by agent's covering letter dated 30th October 2013 and agent's e-mail dated 10th December 2013.

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 A Reserved Matters application is considered a new application for planning permission under the 2017 Environmental Impact Assessment Regulations. The outline application was EIA development and was accompanied by an Environmental Statement (ES) and an addendum update statement, and the following areas of potential impact were addressed: landscape and visual impact; transport; historic environment; ecology and nature conservation; water resources and flood risk; noise; air quality; socio-economic impacts; cumulative effects and residual effects and mitigation.

4.2 It is considered this Reserved Matters application falls within the ambit of the approved ES, and a further addendum is not required for this application.

5.0 **MAIN ISSUES**

5.1 The main issues in this case are:

1. The principle of development
2. Layout
 - Residential amenity
3. Appearance and Scale
4. Landscaping
5. Access
6. Technical matters
 - Parking
 - Flood risk and drainage
 - Conditions

5.2 **The principle of development**

The site is allocated for development in the Vale of White Horse Local Plan 2031, Part 1 and outline permission was granted in July 2015 with variations to parameter plans permitted in November 2017 and August 2019. There are no material changes in planning policy and the established principle of the proposal remains acceptable.

5.3 **Layout**

The layout is acceptable and accords with the approved neighbourhood development brief. The building has been designed / positioned to front public space to provide a coherent environment for all users and a sense of enclosure to the public square and is offset from the western boundary to provide a footpath link between the adjoining care home and the public square. The layout responds positively to principles of site design guidance and is fully accessible, complying with current building regulation. The proposal accords with policy CP38.

5.4 *Residential amenity*

The layout provides an appropriate design response to dwellings on adjoining phases. Proposed boundary treatments are acceptable, and details of external lighting can be secured by condition. Noise mitigation is secured via conditions

imposed on the outline consent. The impact on neighbours is acceptable and the proposal accords with policy CP23.

5.5 Overall, the proposal is considered compliant with the site wide design strategy, the council's adopted joint design guide principles and policy CP37.

5.6 **Appearance and Scale**

The proposed development is acceptable. The impact of height was previously assessed under the outline application and was found to be acceptable and proposed building accords with the approved height parameter plan. Buildings of three storeys have been approved as part of Reserved Matters for land to the west and south of the site. A distinctive horizontal form has been adopted for the overall massing to allow for the creation of a strong visual building with a colonnade addressing the public square, with a large, glazed opening to aid legibility. Hard surfaces are consistent with those in the public square and parking and refuse areas are located to the south, out of sight from the square.

5.7 The design of all the external elements of the proposal is considered to make a positive contribution to its appearance, with attractive contemporary design, form, and scale, together with the proposed materials, landscape treatment and the relationship of the building within its environment, resulting in a distinct sense of place around the community hub to ensure the building is at the heart of the neighbourhood centre. Further details on external lighting can be secured by condition and matters highlighted by the Crime Prevention Design Advisor are not for consideration in this Reserved Matters submission.

5.8 **Landscaping**

A detailed landscaping scheme is submitted with the planning application. The content of the scheme, which includes private space for users of the building in the form of a terrace and secure garden space and pergola structures and climbing shrubs over the footpath to the west, is acceptable. The landscape officer has no objection. The proposal accords with policy CP44.

5.9 **Access**

The Highway Authority has assessed the proposal and raises no objection in respect of highway safety and vehicle ingress / egress or vehicle circulation within the site. The proposal accords with policy DP16.

5.10 **Technical Matters**

Parking

Parking is provided immediately to the south of the new building, with provision for 22 spaces, including one disabled space and an additional 'no parking' space for delivery and service vehicles. In addition, there are the 12 spaces of shared public parking with drop off space in the public square to the north. Additional spaces are also available through shared provision just to the west of the application site (south of the care home). Notwithstanding, objections from the Town Council, the local campaign group and residents living further afield in Wantage raise concern that the level of car parking proposed is inadequate.

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- 5.11 Oxfordshire parking standards for new development require 1 space per 30sqm for non-residential community building uses. The new building has a public floor area of 1037.6sqm equating to a maximum requirement of 34.58 spaces. The parking at the community building (22) and the public square (12) provides 34 spaces in line with these requirements. Shared parking throughout the neighbourhood centre also provides additional parking in the immediate area if required.
- 5.12 The application is supported with a parking strategy document (March 2023), explaining how car parking will be managed in respect of the community centre. The overall strategy for non-residential uses within Crab Hill is to have unallocated spaces, shared between the community hub, neighbourhood centre and pub, totalling some 157 spaces. In addition, 46 dedicated spaces at the primary school could be made available by agreement for large events outside of school hours.
- 5.13 The Highway Authority has assessed the proposal on its own merits and following clarification on the information submitted with the application raises no objection to the level of parking provision. Officers also consider the provision is reasonable to meet the site's operational needs when taking account of the location of the development (adjacent to public transport facilities and within a neighbourhood centre), the opportunity for sustainable travel choices (with 20 cycle spaces provided to compliment those 12 spaces already provided in the public square) and the use of shared vehicle parking facilities adjacent to the site. Officers advise a refusal on grounds of insufficient parking would therefore be difficult to defend on appeal.
- 5.14 *Flood Risk and drainage*
A sustainable drainage scheme has been submitted which is acceptable. The drainage engineer has no objection but confirms further construction detail will be required to discharge condition 37. The Lead Local Flood Authority also seeks further information on drainage calculations before agreement to discharging the condition. The applicant has responded to confirm details in respect of condition 37 will be now submitted under a separate discharge of condition application. The level of information provided for this Reserved Matters application is acceptable and the proposal is compliant with policy CP42.
- 5.15 *Conditions*
The application seeks to partially discharge numerous conditions on the outline permission that are directly related to this phase of development. The details submitted pursuant to conditions 8 (RM drawings), 17 (Construction Environmental Management Plan), 19 (Energy strategy), 20 (Energy efficiency), 21 (landscaping), 24 (landscape management), 28 (noise mitigation), 31 (Landscape and Ecological Management Plan), 33 (contamination), 35 (waste management), 38 (drainage strategy), and 53 (BREEAM certification) of P21/V2544/FUL are acceptable.

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6.0 **CONCLUSION**

- 6.1 This application has been assessed against the development plan, the National Planning Policy Framework (NPPF) and all other material planning considerations. In considering the application, due regard has been given to the representations received from statutory and other consultees. These have been considered in assessing the overall scheme.
- 6.2 The site is allocated in the adopted local plan and there is an extant outline planning permission on the site for up to 1500 dwellings with associated C2 uses. Reserved Matters have also been previously approved for adjoining parcels of development and are under construction.
- 6.3 The Reserved Matters details submitted in this application are acceptable. Subject to the recommended conditions, the application should be approved.

The following planning policies have been considered:

Vale of White Horse Local Plan 2031 Part 1 (LPP1) Policies

- CP01 - Presumption in Favour of Sustainable Development
- CP03 - Settlement Hierarchy
- CP04 - Meeting Our Housing Needs
- CP07 - Providing Supporting Infrastructure and Services
- CP15 - Spatial Strategy for South East Vale Sub-Area
- CP26 - Accommodating current and future needs of the ageing population
- CP33 - Promoting Sustainable Transport and Accessibility
- CP35 - Promoting Public Transport, Cycling and Walking
- CP37 - Design and Local Distinctiveness
- CP38 - Design Strategies for Strategic and Major Development Sites
- CP39 - The Historic Environment
- CP40 - Sustainable Design and Construction
- CP42 - Flood Risk
- CP43 - Natural Resources
- CP44 - Landscape
- CP45 - Green Infrastructure
- CP46 - Conservation and Improvement of Biodiversity

A Regulation 10A review for Local Plan Part 1 (LPP1) has been completed, evaluating LPP1's policies for their consistency with national policy, considering current evidence and any relevant changes in local circumstances. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

Vale of White Horse Local Plan 2031 Part 2 (LPP2) Policies

- DP16 - Access
- DP17 - Transport Assessments and Travel Plans
- DP21 - External Lighting
- DP23 - Impact of Development on Amenity
- DP24 - Effect of Neighbouring or Previous Uses on New Developments

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DP25 - Noise Pollution
DP26 - Air Quality
DP27 - Land Affected By Contamination
DP28 - Waste Collection and Recycling
DP36 - Heritage Assets
DP39 - Archaeology and Scheduled Monuments

Neighbourhood Plan

In 2016, the independent examiner inspecting the Wantage Neighbourhood Plan recommended that the plan shouldn't proceed to a referendum. A revised neighbourhood plan has yet to be submitted. Accordingly, no weight can be given to this plan.

Adopted guidance

Joint Design Guide SPD 2022: The Joint Design Guide sets out design principles to guide future development and encourage a design-led approach to development.

Developer Contributions – Delivering Infrastructure to Support Development SPD 2017: The Developer Contributions SPD was adopted on 30 June 2017 and provides guidance on how planning obligations will work alongside CIL to deliver the infrastructure needed to support development in the Vale.

National Planning Policy Framework and Planning Practice Guidance

Other Relevant Legislation

- Planning (Listed Buildings and Conservation Areas Act) 1990
- Community & Infrastructure Levy Legislation
- Section 149 of the Equality Act 2010
- Provisions of the Human Rights Act 1998
- Section 17 of the Crime and Disorder Act 1998
- Natural Environment and Rural Communities (NERC) Act 2006
- The Conservation of Habitats and Species Regulations 2010
- Localism Act (including New Homes Bonus)
- Section 85 of the Countryside and Rights of Way Act 2000
- Environment Act 1995

Author: Stuart Walker
Contact No: 01235 422600
Email: planning@whitehorsedc.gov.uk